

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE:

ITEM NO. \_\_\_\_\_

CASE NUMBER/  
PROJECT NAME

**69-DR-2000#3**  
**Chase Bank**

LOCATION

16852 N. Thompson Peak Parkway

REQUEST

Request approval of a site plan and elevations for a bank with a drive-through window on a pad adjacent to the main north/south drive lane that connects to East Bell Road in the McDowell Mountain Village Center.

OWNER

Chase Bank  
602-221-2070

ENGINEER

Brian Smith  
Jeff Hunter Engineering  
480-991-3988

ARCHITECT/  
DESIGNER

Sheldon Shaw  
Robert Kubicek Architects  
602-955-3900

APPLICANT/  
COORDINATOR

Sheldon Shaw  
Robert Kubicek Architects  
602-955-3900

BACKGROUND

## **Zoning.**

This site is zoned PCC ESL (Planned Community Center, Environmentally Sensitive Lands), which allows for a variety of commercial activities with a multiple goods and services compared to that normally found in a typical neighborhood shopping center.

## **Context.**

The site is located on the southeast side of the McDowell Mountain Village Center, within the McDowell Mountain Ranch Master Planned Community. This commercial center is partially built with the existing development consisting of a grocery store, in-line shops, offices, and a fire station. Four pad sites are available for development.

## **Adjacent Uses:**

- North: Unimproved pad site zoned PCC ESL (Planned Community Center, Environmentally Sensitive Lands)
- South: Office development zoned SR ESL (Service Residential, Environmentally Sensitive Lands)
- East: Single-family residential subdivision zoned R1-7, ESL (Single-family residential 7,000 square feet per lot, Environmentally Sensitive Lands)
- West: Unimproved pad site zoned PCC ESL (Planned Community Center, Environmentally Sensitive Lands) and a multi-family residential community zoned SR (Service Residential, Environmentally Sensitive Lands)

APPLICANT'S  
PROPOSAL

**Applicant's Request.**

This request is for construction of a new bank with a drive-through facility. The site is part of a larger phased commercial center that is built with its master planned circulation routes, open space buffers, and infrastructure. The proposed bank is one-story in height and is shown on the site plan with its main entrance facing Thompson Peak Parkway and its drive-through at the north side of the building. The proposed construction is similar to the architectural design of the larger commercial center.

The materials and colors include:

- Walls/Columns.
  - The base wainscot level is a Clone Stone "Fall Stone" (travertine) that forms its own cap at the top of the wainscot.
  - The other portions of the walls consist of painted stucco. Gray Sherwin Williams SW 2033 "Foothills" is shown on the elevations at the main entrance and on the sides of the buildings to accent the windows. A light tan Sherwin Williams SW 2046 "Snow Goose" fills the other large wall planes and below the fascia on the canopy. The fascia board is a brown Sherwin Williams SW 2050 "Dormer Brown".
  - A metal accent band is applied to the corners of the building and on the canopy corners. This gray metal color is Sherwin Williams SW 2033 "Foothills".
  - The columns of the drive-through have a base wainscot that matches the building wainscot. The upper portions of the columns are gray Sherwin Williams SW 2033 "Foothills" colored center score concrete masonry unit.
- Roof/Overhangs.
  - The sloped roof is standing seam metal roofing UNA-Clad Kynar Finish "Sierra Tan".
  - The metal overhang above windows on the north and south elevations is to match the metal roof, UNA-Clad Kynar Finish "Sierra Tan".
- Storefront/Windows.
  - The storefront is proposed with a Kawneer Medium Bronze finish, which is a very dark brown/green color.

**Development Information:**

- Existing Use: Unimproved
- Proposed Use: Bank with drive-through
- Parcel Size: 2.25 net acres
- Building Size: 4,307 gross square feet
- Building Height Allowed: 36-feet
- Building Height Proposed: 27-foot building on 3-feet of fill or 30-feet total height
- Parking Required: 18 parking spaces required
- Parking Provided: 63 parking spaces provided
- Open Space Required: 21,719 square feet required
- Open Space Provided: 43,615 square feet provided

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DISCUSSION

The architectural elements of this building incorporate the forms of the existing buildings including the arched roof line, stone wainscoting, and scored concrete masonry. The key architectural departure from the established design is the incorporation of the arched element on the east side of the building, which is detached from the main roofline. However, this departure does not distract from the established architectural theme and adds some variety to the shapes already found in the commercial center. The building colors are consistent with the established commercial center.

The windows and doors are shown on the elevation plans with 18-inch recess but this element is not shown on the floor plans. Staff has included a stipulation that requires windows and doors with 18-inch recesses.

The landscape plan shows a plant palette consistent with the shopping center. The trees include ironwood and blue palo verde. The accents and shrubs include brittlebush, fairy duster, bursage, penstemon, buckwheat, desert marigold, parish vigueria, and agave.

STAFF  
RECOMMENDATION


Staff recommends approval, subject to the attached stipulations.

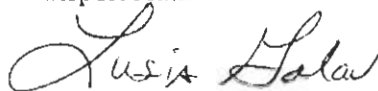
**Scottsdale Development Review Board Report**  
**Case No. 69-DR-2000#3**

**STAFF CONTACT(S)**

Kira Wauwie, AICP  
Project Coordination Manager  
Phone: 480-312-7061  
E-mail: kwauwie@ScottsdaleAZ.gov

**APPROVED BY**

  
Kira Wauwie, AICP  
Report Author

  
Lusia Galav, AICP  
Director, Current Planning  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
7. Colors/Materials
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 2/20/2006

Project No.: 110 - PA - 2006

Coordinator: DON LADDER, SR.

Case No.: \_\_\_\_\_

Project Name: CHASE BANK

Project Location: S.W. BELL ROAD & THOMPSON PEAK PKWY

## Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: PCC-ESL

Proposed Zoning: PCC-ESL

Number of Buildings: 1

Parcel Size: 97,833 (2.25 AC)

Gross Floor Area/Total Units: 4,307

Floor Area Ratio/Density: 4.4%

Parking Required: 18

Parking Provided: 64

Setbacks: N - \_\_\_\_\_ S - \_\_\_\_\_ E - \_\_\_\_\_ W - \_\_\_\_\_

## Description of Request:

DESIGN DEVELOPMENT APPROVAL FOR A NEW 4,307 S.F. CHASE BANK PAD WITH DRIVE-THRU FACILITIES ON A VACANT 2.7 ACRE SITE. McDOWELL MOUNTAIN RANCH SHOPPING CENTER CURRENTLY INCLUDES A MASOR GROCER AND RETAIL SHOPS BUILDINGS WITH FUTURE PAD SITES. INFRASTRUCTURE AND UTILITIES ARE ALL CURRENTLY IN PLACE ALONG WITH DRAINAGE FACILITIES.

69-DR-2000#3

4/07/2006

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088





Q.S.  
36-52

G.I.S. ORTHOPHOTO 2005

Chase Bank

69-DR-2000 #3

ATTACHMENT #2





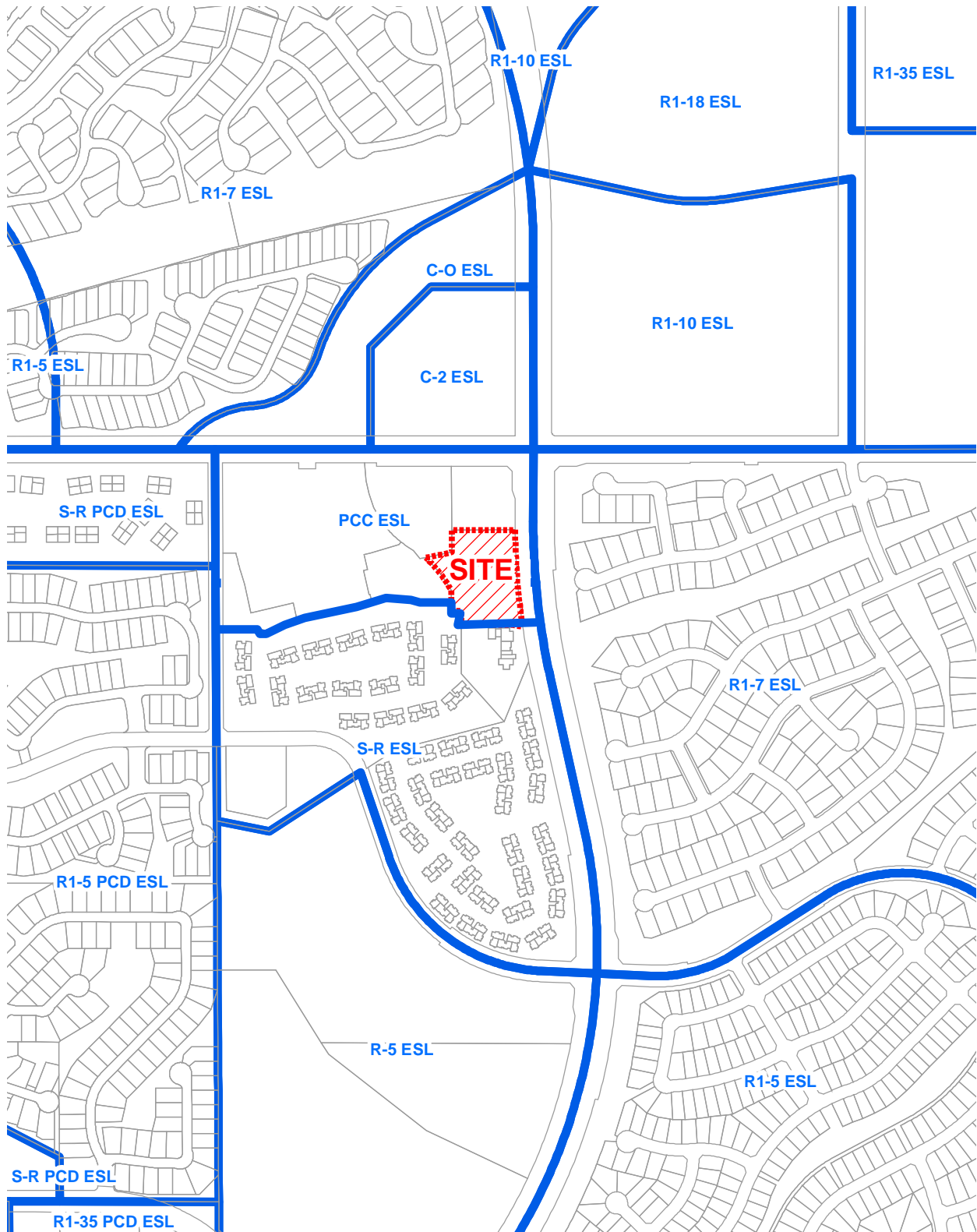
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G.I.S. ORTHOPHOTO 2005

Chase Bank

69-DR-2000 #3

ATTACHMENT #2A



69-DR-2000 #3

ATTACHMENT #3

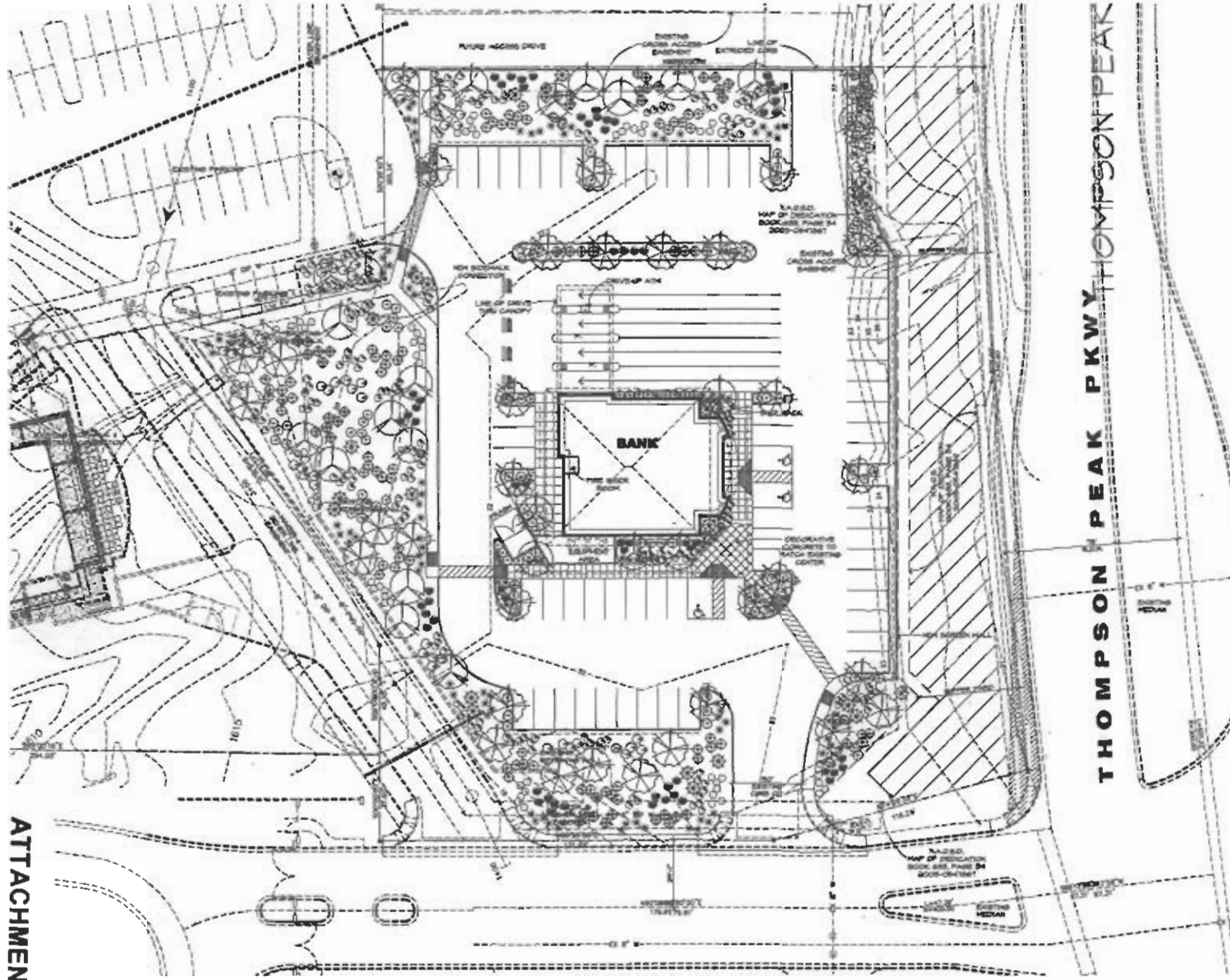
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**CASE # 110-PA-2006**

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 Jan. 06/05  
 design RCAA  
 drawn PLS  
 check STB  
 CHASE  
 NEW BANK BRANCH 40334  
 5100 BELL RD. & THOMPSON PEAK PARKWAY  
 SCOTTSDALE, ARIZONA



THOMPSON PEAK PKWY THOMPSON PEAK

69-DR-2000#3  
05/26/2006



T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
1121 East Missouri Ave., Suite 218  
Phoenix, Arizona 85014  
(602) 265-6320



CASE #110-PA-2006

design HB

drawn HB

check JLM

**CHASE**  
NEW BANK BRANCH #4324  
8901 BELT RD. & THOMPSON PEAK PARKWAY  
SCOTTSDALE, ARIZONA



**VanDusen**  
Architects and Associates, Inc.

1000 East McDowell Road  
Phoenix, AZ 85028-5700  
Phone: 602-944-0000  
Fax: 602-944-0001  
www.vandusen.com



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sheet  
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of 2  
job ending



FEATURE PERSPECTIVE



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

- 1 METAL ROOF / CANOPIES  
UNGLAZED  
KYNAR FINISH  
"SERRA TAN"
- 2 STUCCO  
SHERWIN WILLIAMS  
SK 2085  
"TOOTHILL"
- 3 STUCCO  
SHERWIN WILLIAMS  
SK 2080  
"DORVOR BROWN"
- 4 STUCCO  
SHERWIN WILLIAMS  
SK 2084  
"BONN GOOSE"
- 5 METAL ACCENT  
SHERWIN WILLIAMS  
SK 2085  
"TOOTHILL"
- 6 STOREFRONT AND ACCENT  
KAYAK "KAYAKOR"  
MEDIUM BRONZE FINISH
- 7 GLASS STONE  
CLONE STONE  
"FALL STONE" (TRAVERTINE)
- 8 CENTER SCORE CMU  
SHERWIN WILLIAMS  
SK 2085  
"TOOTHILL"

**RRKAA**  
Architects and Associates, Inc.  
2023 East Thomas Road  
Phoenix, AZ 85016-2444  
PHOTO: 602.552.2444  
FAX: 602.552.2444  
WWW: www.rrkaa.com

DATE: 02-01-08

EXTENSION ELEVATIONS

**CHASE**  
NEW BANK BRANCH #434  
800 BELL BLVD. & THOMPSON PEAK PARKWAY  
SCOTTSDALE, ARIZONA

CASE # 110-PA-2008

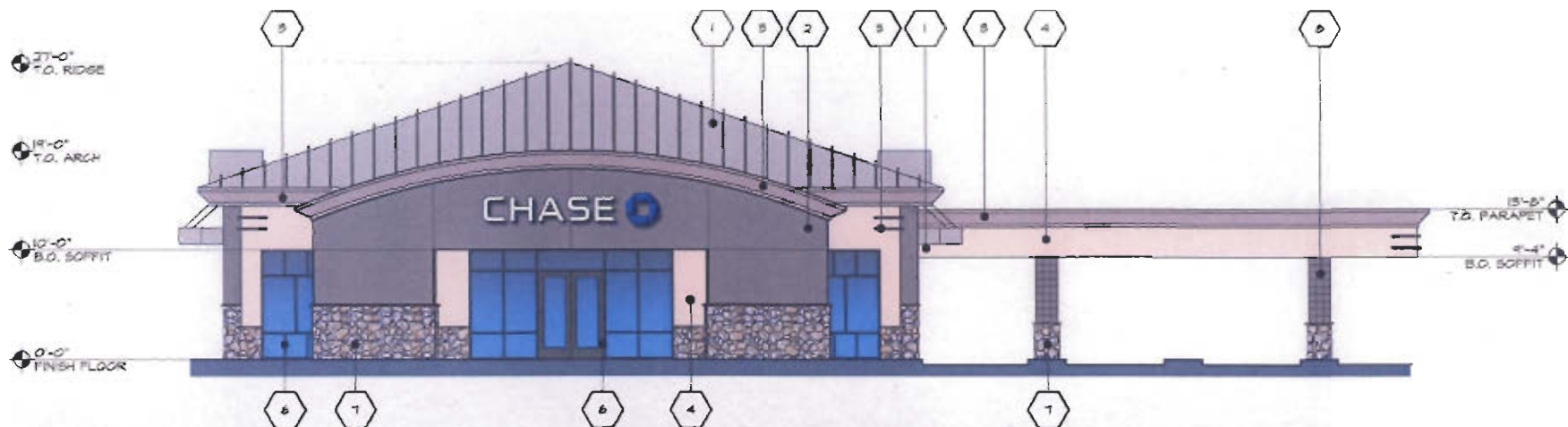
69-DR-2000#3  
05/26/2006

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69-DR-2000#3  
05/26/2006

CASE # 110-PA-2006



**CHASE BANK @  
MCDOWELL MOUNTAIN  
BELL ROAD & THOMPSON PEAK PARKWAY**

1

**METAL ROOF / CANOPIES**

UNA-CLAD  
KYNAR FINISH  
"SIERRA TAN"



5

**STUCCO**

SHERWIN WILLIAMS  
SW 2050  
"DORMER BROWN"



3

**METAL ACCENT**

SHERWIN WILLIAMS  
SW 2033  
"TOOTHILLS"



7

**CLONE STONE**

CLONE STONE  
"FALL STONE"  
(TRAVERTINE)



2

**STUCCO**

SHERWIN WILLIAMS  
SW 2033  
"TOOTHILLS"



4

**STUCCO**

SHERWIN WILLIAMS  
SW 2046  
"SNOW GOOSE"



6

**STOREFRONT**

MATCH "KANNEER"  
MEDIUM BRONZE FINISH



8

**CENTER SCORE CMU**

SHERWIN WILLIAMS  
SW 2033  
"TOOTHILLS"



Chase Bank  
116852 N. Thompson Peak Parkway  
Scottsdale, AZ

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
- AS SHOWN
- \_\_\_\_\_
- \_\_\_\_\_
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
- ☒ A. KNOX BOX
  - ☐ B. PADLOCK
  - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS \_\_\_\_\_ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.  
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT 1500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) \_\_\_\_\_
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS \_\_\_\_\_
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
- ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt Haz SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.



## **Stipulations for Case: Chase Bank 69-DR-2000#3**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **PLANNING**

#### **APPLICABLE DOCUMENTS AND PLANS:**

##### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Robert Kubicek Architects And Associates, Inc. with a City receipt date of 5/26/2006.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Robert Kubicek Architects And Associates, Inc. with a City receipt date of 5/26/2006.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by T.J. McQueen & Associates, Inc. with a City receipt date of 5/26/2006.

#### **ARCHITECTURAL DESIGN:**

##### **DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. With the final plans submittal, the floor plans shall be drawn consistent with the elevation plans to provide 18-inch recessed windows and doors.
11. Pneumatic tubes shall be completely concealed in the building architecture, canopy columns or buried underground. The receptacle and associated feed tubing must be similarly concealed and exposed only on the area of the access and control panel.

## **ATTACHMENT B**

12. No walk-up ATM is proposed or permitted.
13. Any ATM at the drive-thru, excluding the control panel and user interface elements, shall be completely screened on all sides by a housing matching the architectural materials, colors, and finishes of the main building.

**OPEN SPACE:****DRB Stipulations**

14. At time of final plan submittal the applicant shall provide an updated Open Space Plan to show open space requirements for the overall center are being met with the development of this Pad space.

**N.A.O.S.:****DRB Stipulations**

15. At time of final plan submittal the applicant shall provide an updated Natural Area Open Space Plan including full revegetation calculations to show N.A.O.S. requirements for the overall center are being met with the development of this Pad space.

**Ordinance**

- A. No walls or hardscape features, including headwalls, may be located within a N.A.O.S. easement.

**LANDSCAPE DESIGN:****DRB Stipulations**

16. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
17. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

**Ordinance**

- B. Fifty percent of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box size for that caliper in the plant palette (Section 10.501.B, Zoning Ordinance).
- C. All species shall be selected solely from the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plan List.
- D. Indicate all sight visibility triangles as defined in the City of Scottsdale Design Standards and Policies Manual Section 3.1, Figures 13 and 14. No shrub or ground cover in these triangles shall have a maximum growth habit over two-feet in height.
- E. No trees shall be in public utility easements. Nor shall they be within seven feet of a water line or sewer line. A minimum of ten feet of separation is also required from future transformer location. Show, label, and dimension all existing and proposed easements.

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

18. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
19. The individual luminaire lamp shall not exceed 400 watts.
20. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 16 feet.
21. All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.

22. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.

23. Incorporate into the project's design, the following:

**Curfew Lighting:**

- a. Non-security lighting (both interior and exterior) shall be turned off by 11:00 p.m.

**Parking Lot and Site Lighting:**

- b. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.0 foot-candles.
- c. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles pre-curfew (before 11:00 p.m.). All exterior luminaires shall be included in this calculation.
- e. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.10 foot-candles pre-curfew (after 11:00 p.m.). All exterior luminaires shall be included in this calculation.

**Building Mounted Lighting:**

- f. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- g. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

- 24. With the Final Plans submittal, the applicant shall submit a parking summary for the overall center in order to demonstrate that the center complies with its parking requirement with the addition of this Pad space.
- 25. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

- 26. No exterior vending or display shall be allowed.
- 27. Flagpoles, if provided, shall be one piece, conical, and tapered.

**RELEVANT CASES:**

**Ordinance**

- F. At the time of review, the applicable case(s) for the subject site were: 74-ZN-1992 and 69-DR-2000.



## **ENGINEERING**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

28. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
  - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
29. The developer shall submit a preliminary grading and drainage plan and a preliminary drainage report at the time of DRB submittal that demonstrates that the storm water runoff for the proposed development will be handled in accordance with (1) the Master Drainage Report for McDowell Mountain Village Center SWC Bell Road and Thompson Peak Parkway, prepared by DEA, Inc., dated June 2000, and accepted by the Community Development Division on August 7, 2000, and (2) the Improvement Plans for McDowell Mountain Marketplace, Plan Check Number 3230-00-2, approved December 2001.
30. The existing shopping center has already been constructed with the necessary stormwater detention infrastructure. The project is just a building pad infill and will not need to construct or enlarge any additional stormwater detention facilities.

### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

#### **Streets and other related improvements:**

#### **DRB Stipulations**

31. The street system is existing, therefore no right of way or street improvement are required.
32. The developer shall design and construct driveways in general conformance with Standard Detail #2256 for CL-1.

### **INTERNAL CIRCULATION:**

#### **DRB Stipulations**

33. The developer shall provide a minimum parking-aisle width of 24 feet.
34. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
35. Provide pedestrian connections to the other buildings in the shopping center. Extend the sidewalk in the northwest corner of pad to the building entrance. Provide connection to pad to the north. Show context with proposed site plan for this parcel. Need to provide ped connection from parking spaces in north side to building entrance.
36. Provide bike parking. Use City standard detail for bike parking rack.
37. Narrow the median in the site driveway onto Thompson Peak Parkway so as to provide a minimum 20 feet of clearance in the drive aisle on each side of the driveway median. Remove no left turn signs.
38. The developer shall provide a minimum of 120 feet of queuing distance for all "drive-thrus".

**Ordinance**

- G. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

**DRB Stipulations**

39. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
  - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
40. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**REFUSE:****DRB Stipulations**

41. The developer shall construct one refuse enclosure. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1, for single enclosures
42. Enclosures must:
- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
  - b. Be positioned to facilitate collection without "backtracking."
  - c. Be easily accessible by a simple route.
  - d. Not require backing more than 35 feet.
  - e. Not be located on dead-end parking aisles.
  - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

**Ordinance**

- H. Underground vault-type containers are not allowed.
- I. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- J. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**DRB Stipulations**

43. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.

44. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**WATER:**

**Ordinance**

- K. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:**

**DRB Stipulations**

45. On-site sanitary sewer shall be privately owned and maintained.
46. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

- L. Privately owned sanitary sewer shall not run parallel within the waterline easement.

**CONSTRUCTION REQUIREMENTS**

**Ordinance**

- M. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]